

# **Measuring Progress: Realizing Potential**

## **LRT's Role in Shaping Development along the Hiawatha Corridor**

June 27, 2006

Central Corridor Task Force

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Transit Corridors

**Department of  
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(CPED)  
City of Minneapolis**

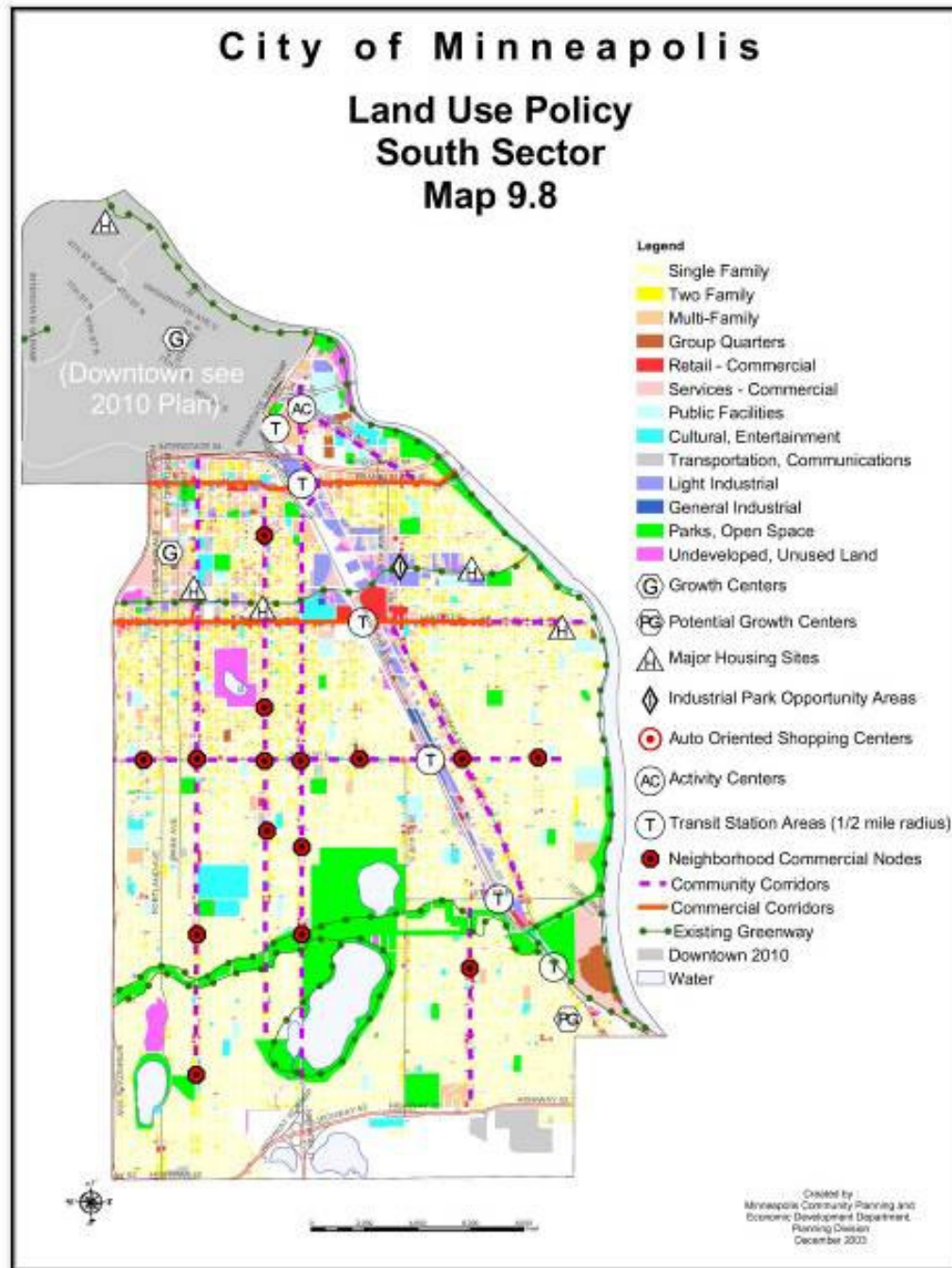


# Measuring Progress: LRT Ridership

- December 2004, Hiawatha LRT is completed.
- In 2005, Hiawatha LRT attracted 7.8 million riders, exceeding estimates by 58%, and has already exceeded 2020 ridership projections.
- 17 Stations, 2 more proposed for future construction.



# Measuring Progress: Planning Vision



Prepared for:  
Corcoran Neighborhood Organization  
City of Minneapolis, Minnesota  
May 2002

Prepared by:  
Housington Kuebler Group Inc.  
IBI Group  
Boritz/REA

Station Area Master Plans,  
Zoning Overlay Districts and  
Amended Zoning

Amended Minneapolis Plan:  
Transit Station Areas



# Measuring Progress: Economic Development



Downtown

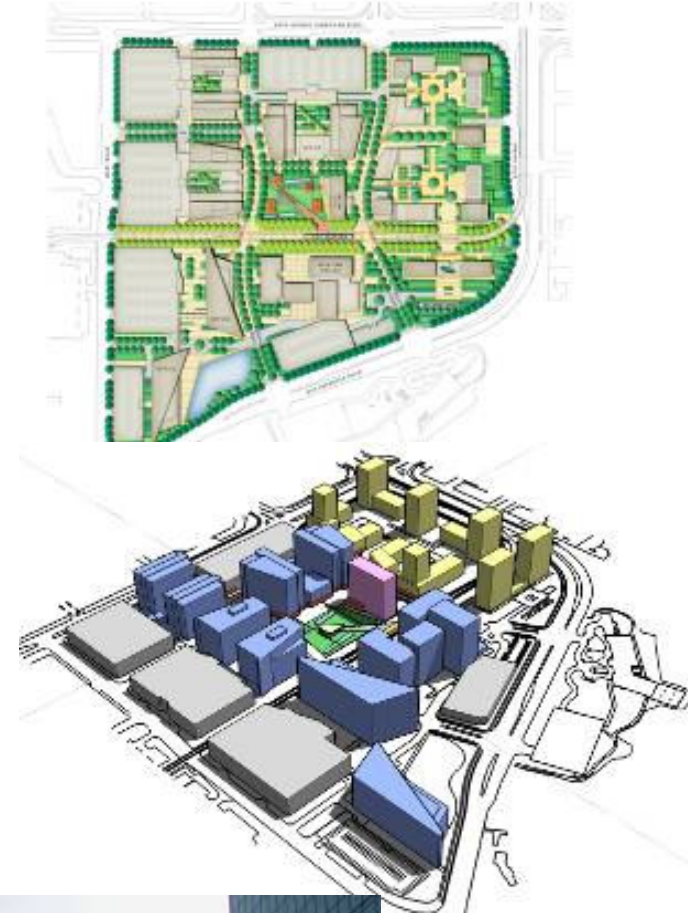
Airport





# Measuring Progress: Economic Development

Emerging regional center  
in Bloomington



Bloomington Central Station

McGough Development



# Measuring Progress: Economic Development Downtown Minneapolis

**New regional  
attractions**



**New housing and neighborhoods**





# Measuring Progress: Economic Development

- 2000 - 2005, more than 5,400 housing units completed/under-construction within ½ mile of a Hiawatha LRT station, mostly downtown.
- Permits for 7,000 additional housing units by 2008.
- Employment growth at neighborhood stations concentrated in mixed-use projects, small business expansion, or commercial renovations. Hiawatha Business Center is the first new office or commercial project.



# View of Minneapolis Neighborhoods along LRT





# Measuring Progress: Community Development

**2000 - 2005**

Completing plan  
visions

Increasing Housing  
Choices

Strengthening  
Neighborhood  
Commercial and  
Transit Corridors

## Completed Projects 2000-2005 Hiawatha Corridor Neighborhood Station Areas



# Measuring Progress: Community Development

**2006**

Increasing mixed-income housing choices

Strengthening Community Partnerships

Implementing station area access and safety improvements

Demonstrating market success

## Hiawatha Corridor Neighborhood Station Areas Under Construction Projects Spring 2006





## 2007 - 2009

## Adding retail services and local jobs

## Proposals for catalyst scale projects

Creating neighborhood  
places, achieving design  
excellence and  
improving the public  
realm

**Proposed 2006**

- 10 Housing Projects 1,200 - 1,800 Units
- 7 Mixed-income 6 Mixed-use
- 1 Medical Office

5 publicly-owned opportunity sites available for development 2007-2009

4 CMAQ Land Assembly Fund projects are large, multi-phase proposals

**Hiawatha Corridor Neighborhood Projects**

**Projects**

- Publicly-owned Opportunity Sites
- Proposed/Planned
- CMAQ Proposed Land Assembly Projects
- Under Construction
- Completed
- LRT Stations
- Hiawatha LRT Line

**City of Minneapolis**

Community Planning & Economic Development

0 0.1 0.2 0.4 0.6 0.8 Miles

Map shows parcels located within 1/2 mile of LRT alignment.

Hiawatha LRT improves access to regional jobs, promotes healthy active life styles, provides more affordable and sustainable transportation and housing choices, and increases transportation options for youth and the elderly.

In the Twin Cities region, households earning less than \$50,000 are spending >20% of income on transportation costs.

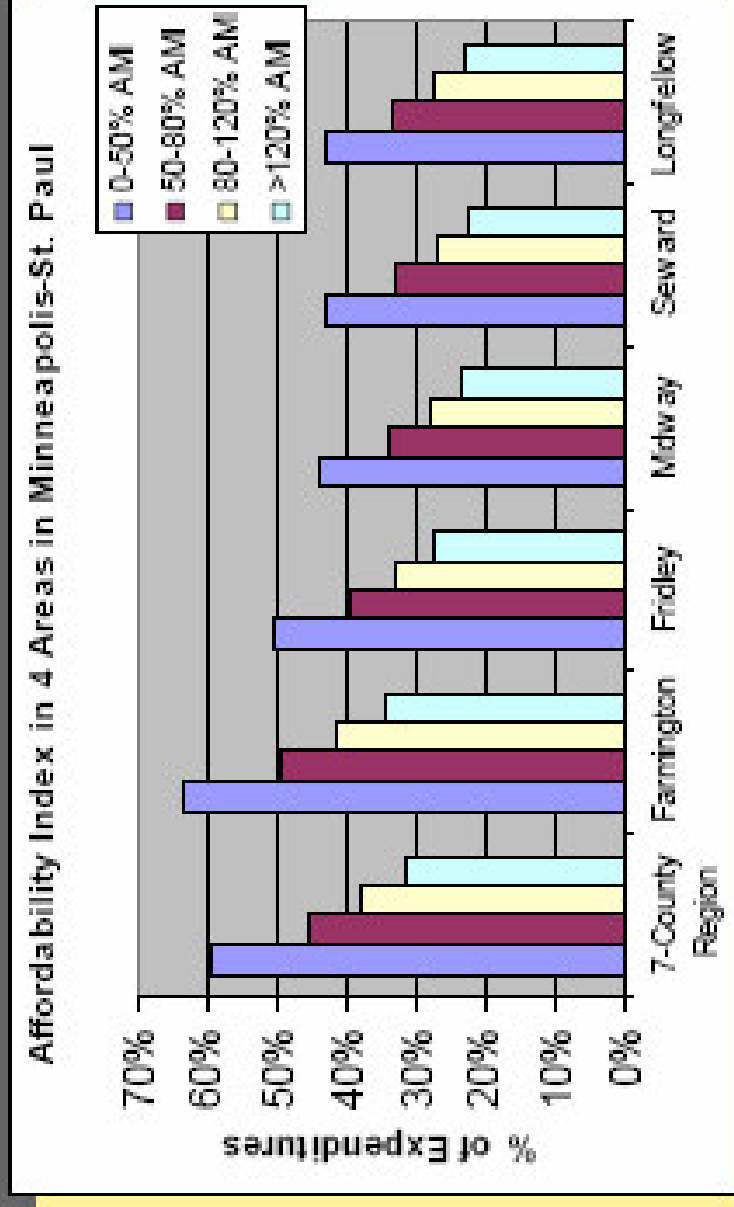
Jobs, services and mixed-income housing choices near LRT can help.





# TOD enhances Affordability

- Location matters for household budgets: households living in TODs own fewer autos and drive them less (a \$4,000/yr savings)
- Transit oriented developments offer unique opportunity to increase supply through zoning, land use, innovative financing



Longfellow and Seward:  
14% to 33% of income

Fridley :  
19% to 43% of income

# Transit-Oriented Development integrated into Transit-Oriented Neighborhoods

- A combination of improving existing public and private property, preservation of strong neighborhoods, infill development on available sites, and refill or redevelopment over time of blighted areas and inappropriate land uses.
- Neighborhoods of Opportunity, Choice, Character, and Connection
- Development that enhances existing neighborhoods, businesses and properties



# Transit-Oriented Development in Transit-Oriented Neighborhoods

- Development shaped by transit and located within an easy walk;  $\frac{1}{4}$  -  $\frac{1}{2}$  mile.
  - **Mixed-use, mixed-income**
  - **Density**
  - **Building Design and Orientation**
  - **Pedestrian amenities and multi-modal transportation connections**
  - **Parking Management**
  - **Place Making**

# New Opportunities for Existing and New Small Businesses



# Greyfields: Renovation, Repositioning and Phased Redevelopment of Strip Shopping Centers Hi-Lake Shopping Center



## NEW FLATS AT LAKE STREET STATION



CLOSE TO WORK, SHOPPING, LIGHT RAIL, THE Y  
36 NEW HOMES AND RETAIL  
STARTING AT THE UPPER 140'S



# Greyfields: Renovation, Repositioning and Phased Redevelopment of Strip Shopping Centers

## Minnehaha Mall



Alliance Housing: Workforce Rental Housing

# Mixed-Income Housing



Franklin Station Townhomes  
34<sup>th</sup> & Bloomington

Land Trust Units





# Affordable Rental Housing



Many Rivers East and West,  
Franklin and Bloomington



# Neighborhood Mixed-Use

## Hiawatha Square, 38<sup>th</sup> Street Station



# Oaks Hiawatha Station, 46<sup>th</sup> & Snelling



4 STORY HIAWATHA SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



# Middle Income Condominiums



Olin Crossings  
VA Station

Under Construction  
Spring 2006





# Catalyst Projects: Creating new Neighborhood Centers



Proposed: Currie Park Lofts & Station Place, 443 Housing Units

Source: Fine Associates, BKV

# Celebrating Progress: Partnerships

Corcoran Neighborhood  
Organization

Innovative Retail and  
Community Development,  
Midtown Public Market,  
Lake Street



# Celebrating Progress: Partnerships

West Bank Community Coalition

Hennepin County \* City of Minneapolis

Pedestrian Lighting, Public Art Gateways

Safety Zone Cameras



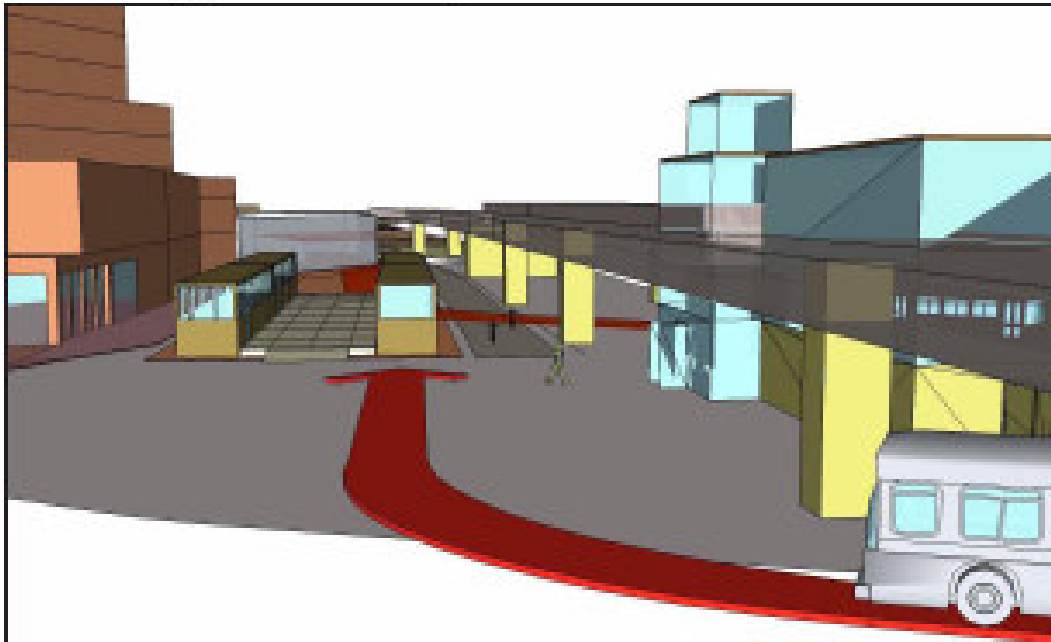


# Celebrating Progress: Partnerships Midtown Community Works Partnership

## Hiawatha Lake LRT Action Plan

Adding value to projects that are underway

### Triangle site: space allocation



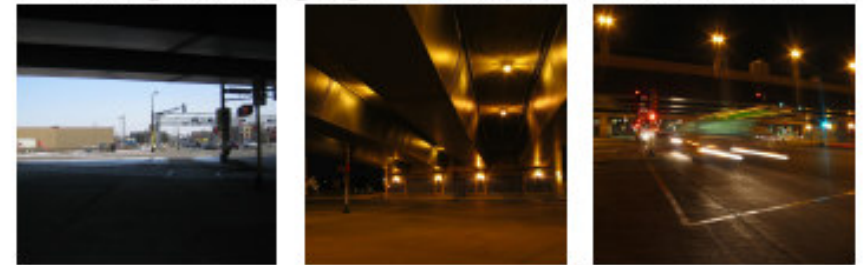
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### HiLake links: under the Hiawatha bridge

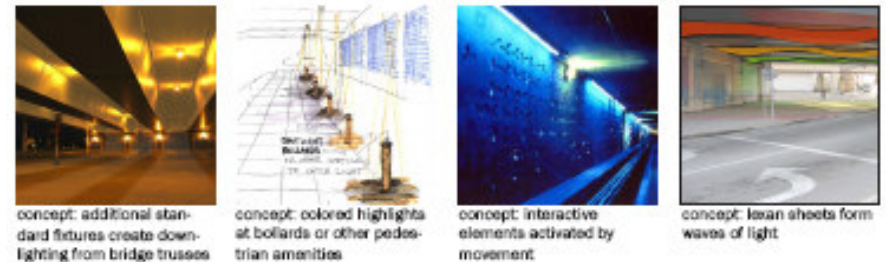
existing light art at LRT station (Tom Rose w/Julie Snow Architects)



existing under-bridge light environment at Hiawatha & Lake



conceptual responses: complement existing LRT art



other examples of light art



THE MCKNIGHT FOUNDATION  
Dewar and Associates

**draft**

HiLake Connectivity Project  
April 12, 2006

Source: Close LA, Dewar & Assoc, McKnight Foundation



# Celebrating Progress: Partnerships

## Franklin LRT Station Implementation Partnership

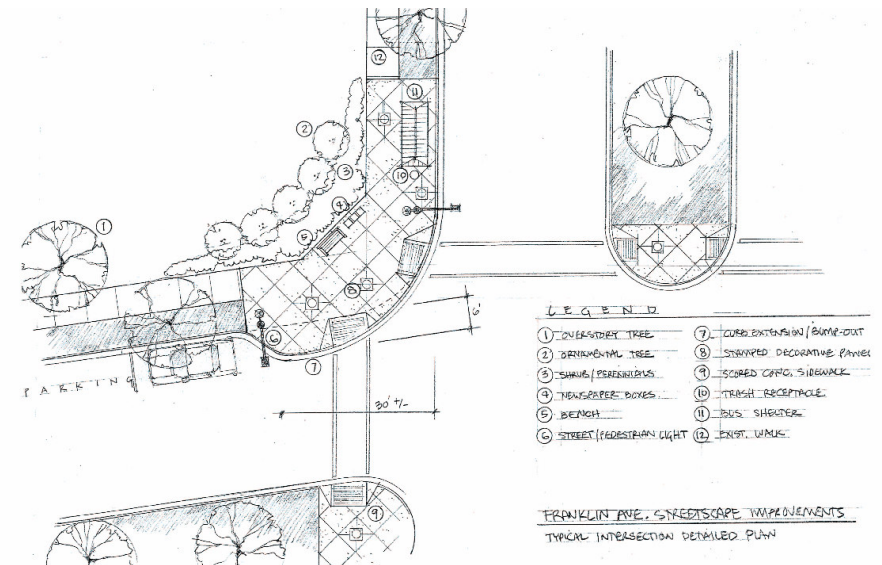
Overcoming infrastructure  
barriers, recruiting partners,  
and initiating catalyst projects



Source: Hay Dobbs, Hennepin County



Source: Hay Dobbs, Hennepin County



HNTB

SHEET 11 - FRANKLIN AVENUE  
STREETSCAPE CONCEPTS  
AUGUST 10, 2005

Source: HNTB, Minneapolis CPED



# Lessons Learned

## Strategies for Successful Development around Transit

- Build upon existing assets. Preserve and Improve.
- Get the stations and transit built right.
- Build a place not a project; successful TOD is about an urban district. Integrate transit at the center.
- Establish the Vision. Build community consensus around the growth vision.
- Prepare Station Area Master Plans.
- Reform comprehensive plan and land use regulations
- Improve pedestrian and multi-modal transportation access to stations

# Strategies for Successful Development around Transit

- Align public leadership and jurisdictions (City, County, Metro Transit), regulations and investments.
- Recruit neighborhood, property owner and developer plan champions.
- Apply the power of public, community and private partnerships.
- Align development strategies with plans, market and community priorities.
- Convert Master Plans to Action Plans. Set priorities.
- Develop excess public land and locate and design public facilities to promote neighborhood centers.
- Promote design excellence. Add value to projects that are underway.
- Identify Catalyst Projects.



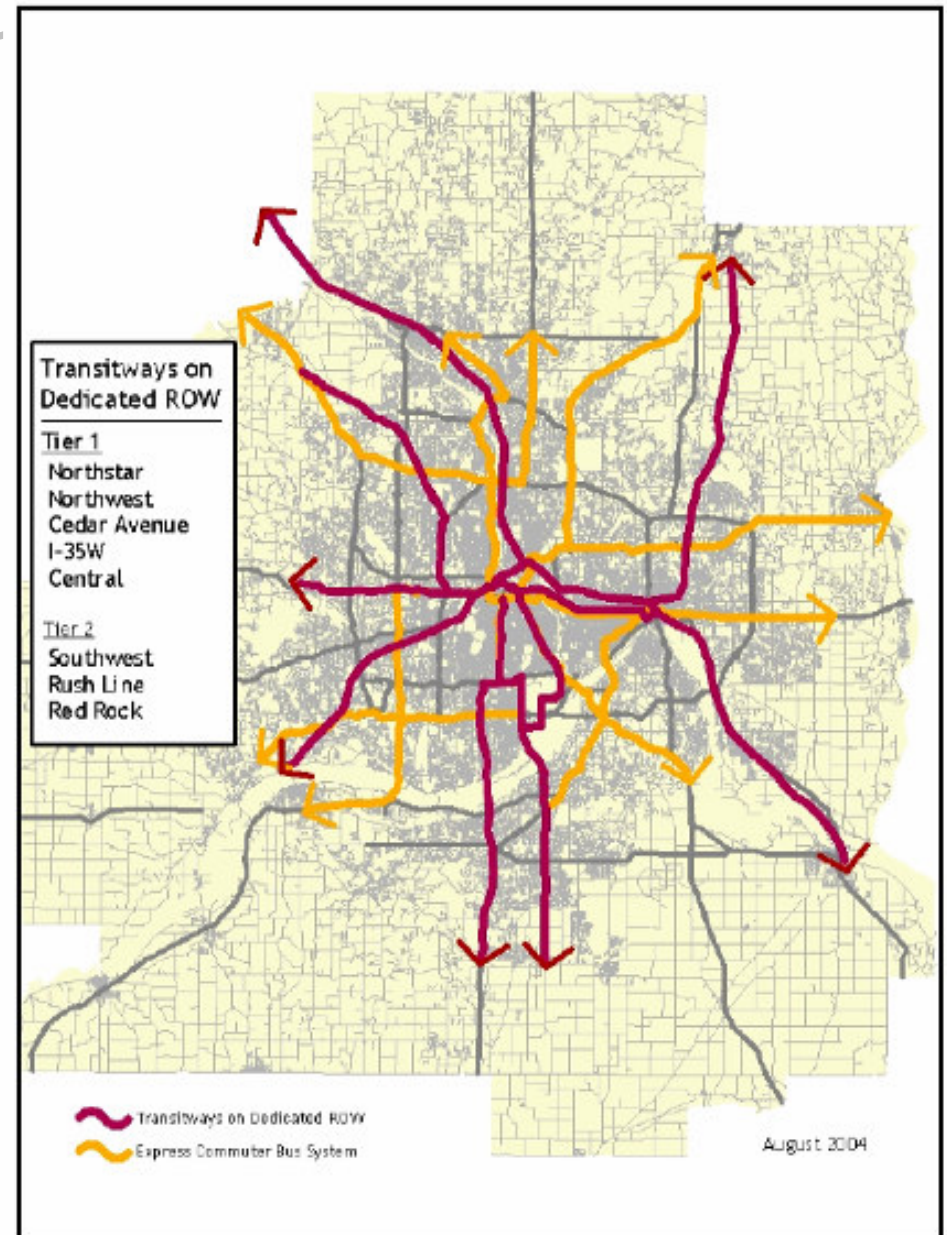
# Realizing Potential: A Regional Partnership to expand the transit system.

Next Stop: Northstar  
Commuter Rail and  
Central Corridor LRT

## 2030 Transitway Corridor Map

Metropolitan Council  
2030 Transportation  
Policy Plan

Figure 4-2  
2030 Transitway Corridors





Thank you

<http://www.ci.minneapolis.mn.us/cped/>

